

Sherwood Meadows Homeowners Association (HOA) Board Meeting Agenda

Date: 10/28/2025

Time: 5:30 PM

Location: Town of Avon Building

1. Call to Order

- Roll Call: Kevin Rowe, Eric Rietenbach, Natasha Surdulescu, Jena Skinner, Marty Golembiewski
- Establish Quorum
- Approval of Previous Meeting Minutes

3. Reports

- Treasurer's Report (including financial and budget updates)
 - Discussion of past due HOA fees / Notices
 - Janine Frew to send notice to all accounts in the rears.
- Status of ongoing projects
 - Water Update (Eagle River) – Meter replaced to send new accurate usage of water in SM community.
 - Plumbing – Golden Eagle = Preferred vendor “Rudy” Give community # (Building issues paid by building tenants; Large community line issue may be paid for by the HOA w/ notice.) (Make a list of Water Shut off location by building; 3C – Nataha & Sergiu garage by water heater; 1B- Marty Golembiewski – in garage under stairwell; 2F-Laundry room; 4???)
- Reserve study: Next large project plan for new roof in 3-4 years. ***Reminder – need roofing assessment in Spring of 2027. *** New reserve study needed in 2027;
- Next 3-5 years plan for roof repairs. Plan to save for that repair.

4. Old Business

- Updates on previously discussed items.
- Bylaws – Need to be notarized and updated to website. Jena Skinner to notarize

- Town of Avon Firewood code – No on deck or under deck – 30' away from building. Must be in a metal box (available at Home Depot) or in the garage.
- Violation Letter – Parked Cars need to be moved every 3 days and with every snowstorm. Guest parking – driver must remove the snow around parked car. Tenant/Owner are responsible for Guest parking.
- No parking on non-asphalt areas; anything on grass is considered a non-designated parking space.
- Parking Oversight Company – Considering hiring a company that polices community by registered Licenses plates. – Plan to vote on initiative at annual meeting.
- Status of ongoing projects
 - Water Update (Eagle River) – Complete
 - Town of Avon Permit -need building permit released

5. New Business

- Discussion of new proposals or issues
- Committee Reports (e.g., Landscaping, Architectural Review, Social)
 - Snow Removal Contract – Javier (Mountain Snowplow LLC) Nov 15-April 15. \$4000 will include cleaning 4 stairwells 1x/ storm and clearing area more than once during large storms.
 - Fall Clean Up – Starting 10/29/25 (\$500) 1 time clean up
 - Tree Removal of Dead trees (2 in-between building 2 & 4; 1 in flower bed in building 4, 3 by unit 3) – Need a Permit w/ arial photo and mark trees to be removed. Town of Avon building dept.
 - Short Term Rentals -Language in covenants states “No ST Rentals.” To overturn the language, we need a majority vote at annual meeting.
 - Maintenance – Fall/Winter plan in place
- Review of bids/contracts – reflect on reserves – reassess in 2027
- Policy changes or amendments – February annual meeting

6. Executive Session (if needed)

- Legal matters – N/A

- Personnel issues – N/A (Marty may need to move secondary to work & would need to take himself off the board if not living there).

7. Adjournment

- Confirm next meeting date – Tentatively, Tuesday, February 3rd, 2025 (6PM)
- Close meeting 10/28/25 6:55 PM
